



TO LET

Brocks Mount, Stoke-Sub-Hamdon, TA14 6PJ

Monthly Rental Of £1,500



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ESTATES

A very exciting opportunity has arisen to rent a large family home with a garage in popular Stoke sub Hamdon.

The home has been immaculately maintained. The house is arranged in a townhouse layout, across three floors, with a first floor sitting room.

On the ground floor there is a rear aspect chef's dream kitchen, extremely in vogue with a range of wall and base units as well as an island.

There is also a utility room, downstairs loo and access to the integral garage.

On the first floor there is a light and airy rear aspect sitting room as well as the en suite master bedroom.

On the second floor there are three double bedrooms, one en suite, and a family bathroom.

The entire house is stunningly presented and offers modern living at its finest.

Monthly Rental Of £1,500



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools.

The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside.

Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Approach

The house is located on your right-hand side as you proceed up Brocks Mount.

The current owners park directly outside their integral garage

Ground floor

The entrance hall provides access to the kitchen, utility room, garage, downstairs loo and staircase.

The modern, fitted kitchen has an impressive range of base and wall units as well as an island, large extractor fan and French doors to the garden.

There is also a generous area for a dining table. This is an ideal space for entertaining.

First floor

The sitting room enjoys a gas fire and, with large rear facing windows, provides a light and airy space in which to relax.

Room for a large family sofa and yet the room still has a spacious feel to it with space for further furniture.

It is the ideal space in which to unwind.

Across the first-floor landing is a front aspect double bedroom with a Juliet balcony and french doors. There is also an en suite bathroom.

Second Floor

On the second floor are three double bedrooms, one en suite, and a family bathroom.

Rear Garden

There is a decking area, immediately outside the back door, as well as two lower terraces.

It is an area ideal for al fresco dining, entertaining or to sit in peace at the end of a long day.

Garage

The garage, accessed from the ground floor entrance hall, has power and is a generous area which the current owners have used for storage.

Material Information

- Freehold Property, built c. 2004
- EPC - C
- Council Tax - F
- Boiler - Combi boiler, located in the utility room
- Mains - Water, electric, gas, and drainage
- Double Glazing - The front is 2 years old
- Garage - Integrated
- Parking - Allocated space x2
- Loft - Lit, no ladder
- Broadband - Ofcom Ultra Fast available 1000mbps
- Flood Zone 1 - Very low risk of flooding from rivers and sea





Floor 1



Floor 2



Floor 3



Approximate total area^m

141 m²
1518 ft²

Balconies and terraces

15.8 m²
170 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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